

## WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS that Annie F. Levine, of Saco, County of York and State of Maine and Joseph M. Fisher of Jamaica Plain, County of Suffolk, Commonwealth of Massachusetts, for consideration paid, grant to **Amanda Kobayashi, a/k/a Amanda F. Kobayashi**, of Waterville, County of Kennebec, State of Maine, with Warranty Covenants, a certain lot or parcel of land with buildings thereon situated in Waterville in the County of Kennebec and State of Maine, bounded and described as follows:

032985

Being Lot #2 as shown on a plan of Gilman Heights, Inc. as drawn by Francis V. Armstrong, C.E., dated December 4, 1939, and recorded in Kennebec Registry of Deeds in Plan Book 12, Page 77, and as revised in April, 1948 and recorded in said Registry in Plan Book 16, Page 2A, to which reference is made for a more particular description. It is mutually agreed and understood that this lot or parcel of land is subject to the following restrictive covenants:

- (1) No lot of land shall be sold, the dimensions of which are less than seventy-five (75) feet by one hundred (100) feet.
- (2) No building for the use of more than one family shall be built thereon, except such lots as agreed upon by vote of the directors and to be designated as soon as the map of the lots is completed and recorded at the Registry of Deeds Office at Augusta, Maine.
- (3) The main entrance of any single dwelling built thereon shall face the street.
- (4) The front wall of any such building shall be at least thirty-five (35) feet from said street line, thereby extending a uniform building line thirty-five (35) feet from said street line.
- (5) Each building thereon must provide a space of at least fifteen (15) feet on each side of the building to the respective boundary lines.
- (6) The cost of each main building on these lots shall be at least five thousand (\$5,000) dollars, exclusive of all other buildings, landscaping and any other improvement to the land, not directly affixed to the main building.
- (7) No part of said property shall be used for any commercial purposes of any kind whatsoever.
- (8) On subsequent sales of land, the sale shall be governed by the so-called "Neighborhood Improvement Act" suggested by the National Association of Real Estate Boards.
- (9) The plans of new homes must be submitted to and approved by Gilman Heights, Incorporated.

Being the same premises conveyed to Annie F. Levine, Joseph M. Fisher and Amanda F. Kobayashi from Annie F. Levine, Personal Representative of the Estate of Samson Fisher by Deed of Distribution dated December 22, 2000 and recorded at the Kennebec County Registry of Deeds in Book 6373, Page 93.

Witness our hands and seals this 30 day of September, 2002

Amanda Kobayashi  
Witness

Val Germany  
Witness

Annie F. Levine  
Annie F. Levine

Joseph M. Fisher  
Joseph M. Fisher

2 Amanda Kobayashi  
169 First Rangway  
Waterville Me

STATE OF MAINE

*York County*, SS. *September 30*, 2002

SEAL

47-156

Personally appeared the above named **Annie F. Levine** and  
acknowledged the foregoing instrument to be her free act and deed.

**PAMELA R. LEIGH**  
Notary Public, Maine  
My Commission Expires December 18

Before me,

*Pamela Leigh*  
*Annie F. Levine*  
NOTARY PUBLIC

STATE OF MASSACHUSETTS

*Suffolk*, SS. *10/15/2* 2002

Personally appeared the above named **Joseph M. Fisher** and  
acknowledged the foregoing instrument to be his free act and deed.

Before me,

*Thomas P. Walsh*  
*Thomas P. Walsh*  
Thomas P. Walsh  
NOTARY PUBLIC  
My commission expires Jan. 29, 2004  
NOTARY PUBLIC

SEAL

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ATTEST: *Rachel Christine Hallen*  
REGISTER OF DEEDS